

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON MARCH 16, 2005

The Planning Commission held their monthly meeting on Wednesday, March 16, 2005. Present for the meeting were Harold Kulp, Walter Woessner, Constance Megay, Roy Kolb, and Lance Parson. Also, present was Brady Flaharty of ARRO Consulting, Inc.

Mr. Kulp called the meeting to order at 7:00 p.m. and the pledge was recited.

CITIZENS COMMENTS

No citizen comments.

1. MINUTES

Mr. Woessner moved to approve the minutes of the February 16, 2005 monthly meeting as presented. Mr. Parson seconded the motion. The motion carried unanimously.

2. DIGIUSEPPE SUBDIVISION

Mr. William Conver of Conver and Smith Engineering, Inc. was present.

Mrs. Megay moved to recommended preliminary plan approval for the DiGiuseppe subdivision in accordance with draft resolution dated March 8, 2005. Mr. Woessner seconded the motion. The motion carried unanimously.

Component 1 of the sewage facilities planning module was signed.

3. DAYLOR SUBDIVISION

Mr. Woessner moved to recommend final plan approval for the Daylor subdivision in accordance with draft resolution dated March 9, 2005. Mr. Parson seconded the motion. The motion carried unanimously.

4. SHARP SUBDIVISION

There was a review of the Sharp subdivision preliminary sketch plan dated February 7, 2005 in accordance with Township Engineer letter dated March 8, 2005, Traffic Engineer letter dated March 8, 2005 and Township Planner letter dated March 2, 2005.

It was noted a waiver request letter would be required.

5. NEUMAN SUBDIVISION

Thomas Todd of Gilmore Associates was present. There was a review of the Neuman subdivision sketch plan dated January 26, 2005 in accordance with Township Engineer letter dated March 8, 2005, Traffic Engineer letter dated March 8, 2005 and Township Planner letter dated March 8, 2005.

There was a discussion regarding the subdivision's traffic issues on Ridge Road since the proposed intersection is not directly across from an existing intersection with Ridge Road

and is not the required distance away per the Subdivision and Land Development Ordinance. Mr. Todd noted e-mail was received from PADOT noting the most critical issue is meeting sight distances. Mr. Todd stated he did not feel a traffic study was necessary.

A neighbor of the proposed subdivision who currently and in the future will need to access his property from the Neuman subdivision noted concerns and Mr. Todd noted a private meeting could be scheduled to resolve such issues.

The traffic issue discussion continued. Mr. Woessner noted the township is trying to eliminate T-intersections. The Planning Commission noted curbs and sidewalks should be added to the plan.

Mr. Neuman invited the Planning Commission to visit and walk the property.

6. U.S. BIOTECHNOLOGIES

Mr. Woessner moved to accept for review US Biotechnologies land development sketch plan dated February 23, 2005. Mrs. Megay seconded the motion. The motion carried unanimously.

7. CINGULAR PENNSYLVANIA, LLC

Mr. Woessner moved to accept for review Cingular Pennsylvania, LLC land development sketch plan dated February 15, 2005. Mrs. Megay seconded the motion. The motion carried unanimously.

8. DOROTHY YORGEY

Mr. Woessner moved to accept for review Dorothy Yorgey subdivision and land development sketch plan dated March 4, 2005. Mr. Kolb seconded the motion. The motion carried unanimously.

9. WALLEY-FREDERICK

Mr. Joseph Ippolito of Ruggerio Development Group, LLC was present. The Planning Commission asked why such plan had been submitted without the two-parcel issue being resolved. Mr. Ippolito noted a waiver would be requested for the 25-acre requirement. The Planning Commission noted it is a Zoning Hearing Board issue and will require a variance prior to the Planning Commission reviewing the plan.

The Planning Commission had issues with the application and requested appropriate changes be made.

Mrs. Megay moved to accept for review Walley et al Tract subdivision and land development sketch plan dated March 4, 2005 contingent upon corrections being made to the application. Mr. Kolb seconded the motion. The motion carried unanimously.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

The next meeting will be held April 20, 2005 at 7:00 p.m.

ADJOURNMENT

Mr. Kulp moved to adjourn the monthly meeting at 9:15 p.m. Mrs. Megay seconded the motion. The motion carried unanimously.

Respectfully submitted,

Bonnie L. Frisco
Secretary